

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

**100 Maryland Avenue, Suite 217
Rockville, MD 20850**

(240) 777-6600

<http://www.montgomerycountymd.gov/boa/>

CASE NO. A-6748

PETITION OF SCOTT AND COLLEEN LEE

NOTICE OF HEARING

Please take notice that the Board of Appeals for Montgomery County, Maryland, will hold a public hearing, pandemic-related conditions permitting, in the Stella B. Werner Council Office Building Second Floor Davidson Memorial Hearing Room, at 100 Maryland Avenue, Rockville, Maryland, **on Wednesday, the 15th day of June, 2022, at 9:30 a.m.**, or as soon thereafter as this matter can be heard, on the application filed pursuant to Section 59-7.3.2.A of the Zoning Ordinance. In the event that an in-person hearing cannot be held, the Board will convene this hearing using technology (Microsoft Teams) in lieu of in-person attendance. Instructions for remote participation in this hearing will be posted on the Board's webpage (address above) if that becomes necessary.

The proposed construction, a second floor addition, requires a variance of four (4) feet as it is within twenty-one (21) feet of the front lot line. The required setback is twenty-five (25) feet, in accordance with Section 59-4.4.9.B.2 of the Zoning Ordinance.

The subject property is Lot P2, Block 11, PT LT 3 Gibbs & Kosacks Subdivision, located at **205 Spring Avenue, Takoma Park, Maryland, 20912** in the R-60 Zone. (Tax Number Account No. 13-03172632)

Notices forwarded this 13th day of May 2022, to:

Scott and Colleen Lee
Eric Saul
Cliff Royalty, Esquire, Associate County Attorney
Washington Suburban Sanitary Commission
State Highway Administration
County Board of Education

EXHIBIT NO. 9(b)

Contiguous and confronting property owners
Local Citizens Associations

County Board of Appeals


Barbara Jay
Executive Director

All parties who make submissions, after an initial filing, in Special Exception, Variance and Administrative Appeals cases, must furnish copies of the submission to all other parties in the case. For the purpose of this requirement, a party includes: (1) Counsel of record who have formally entered their appearance; (2) Any person to whom the Board of Appeals has granted Intervener status; and (3) The Applicant, Petitioner or Appellant in the case.

Submissions must be accompanied by a written statement certifying that copies have been sent to all parties. Effective September 6, 2002, failure to supply such written certification will result in refusal of the submission.

Case files are available for public review at the office of the Board of Appeals, Monday through Friday, 8:30 a.m. – 4:00 p.m.

**BOARD OF APPEALS
FOR
MONTGOMERY COUNTY, MARYLAND
(240) 777-6600**

Docket No. A- 6748
Date Filed 4-27-22
Hearing Date 6-15-22
Time 9:30 a.m.

PETITION FOR VARIANCE UNDER ZONING ORDINANCE

(Please Note Instructions on Reverse Side)

(PLEASE PRINT)

Name of Petitioner(s): Scott and Colleen Lee

Address of Petitioner(s): 205 Spring Avenue City Takoma Park, MD Zip 20912

Description of property involved: Lot _____ Block 11 Parcel 0000 Subdivision 0025

Street and No. 205 Spring Avenue City Takoma Park, MD Zip 20912 Zone Classification R-60

Appellant's present legal interest in above property (check one): Tax Account No. 03172632

☒ Owner (including joint ownership) _____ Other (describe) _____

If not owner, name and address of owner:

What variance is requested, and what is the pertinent section of the Zoning Ordinance? Construction inside the front yard setback, Section 59.4.4.9.B.2

Check existing reason(s) why the Ordinance requirement(s) would result in practical difficulties for property owner:

_____ narrowness _____ shallowness _____ shape _____ topography ☒ other extraordinary situations or conditions peculiar to this property.

Describe this property's extraordinary situation or peculiar conditions compared to neighboring properties: The existing house was originally built approx. 4 feet into the front yard setback

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted? Structurally not feasible to construct a 2nd floor addition over the existing 1st floor and not have new walls built over the existing exterior bearing walls

Date of recording of plat of present subdivision: 1933; or, if property is un-subdivided, date on which deed recorded, or state that such deed was first recorded prior to March 6, 1928: _____

Has any previous variance application involving this property been made to the Board of Appeals? If so, give Case Number(s): no

I have read the instructions on the reverse side of this form and am filing all required accompanying information. I hereby affirm that all of the statements and information contained in or filed with this petition are true and correct.

Eric Saul Eric C. Saul Scott and Colleen Lee Scott Lee
 Name of Attorney/Agent (Print Name next to Signature) Signature of Petitioner(s) (Print Name next to Signature)
 8114 Carroll Avenue, Takoma Park, MD 20912 205 Spring Avenue, Takoma Park, MD 20912

Address of Attorney Address of Petitioner
 714-553-1750 301-512-8929

Phone Number Home Phone Work Phone
 (OVER)

EXHIBIT NO. 1

JUSTIFICATION STATEMENT

Property: 205 Spring Avenue, Takoma Park, MD 20912, Tax Map JN51, Lot P2 of Block 11, Subdivision 0025

Land Area: 6,750 square feet

Petitioner: Scott and Colleen Lee, Owner

Request: Proposed second floor addition over existing footprint of first floor within the required front setback (Section 59-4.4.9.B.2)

Zone: R-60

Factual Background

Per Section 59-4.4.9.B.2 of the Montgomery County Zoning Ordinance, the subject lot has setback requirements of 25 feet in the front yard, 7 feet in both side yards, and 20 feet in the rear yard (See Site Plan attachment). Petitioner purchased the existing property with the existing two-story structure located within the 25' front setback (actual distance is approximately 21 feet from the front property line).

Reason for Appeal

Petitioner proposes a new second-story addition over the entire footprint of the existing first floor structure, which is located 4 feet into the front setback. The existing second floor is currently 21 feet from the front property line, but will be completely demolished and replaced with a new second floor addition. Montgomery County Zoning Department reviewed and denied the building application on April 22, 2022 (Permit Number 387300) citing Section 59-4.4.9.B.2 of the Montgomery County Zoning Ordinance. It was recommended by the Zoning Department that the Petitioner obtain a variance for the addition from the Board of Appeals.

Applicable Portion of Zoning Code

Petitioner is seeking a variance for the addition under the Montgomery County Zoning Code Section 59-4.4.9.B.2. Petitioner proposes to construct the addition 21' from the front property line, a distance no closer to the property line than the existing structure below. The height of the addition will not exceed the height limit of the R-60 zone which is 30' to the roof mean height.

Evidence Supporting Variance

Pursuant to Section 59-7.3.2.E of the Montgomery County Zoning Ordinance, the Board of Appeals must make affirmative findings on each of the following requirements (Only one of the E.2.a requirements need to be met) and the following evidence will support those findings.

E.2.a.ii The Proposed development uses an existing legal nonconforming property or structure.

The existing structure was built in 1933. At the time it was built, the house was located approx. 21' from the front property line. The setbacks were not established at the construction of the existing house, therefore the existing structure is considered legal and nonconforming.

E.2.b. The Special circumstances or conditions are not the result of actions by the Petitioner

Per the State Department of Assessment and Taxation Real Property /Search website, the primary structure for the subject property was built in 1933. Petitioner purchased the property in 2021. The existing structure was not constructed by the Petitioner, nor were the conditions a result of actions by the Petitioner.

E.2.c The requested variance is the minimum necessary to overcome the practical difficulties that full compliance with this Chapter would impose due to the unusual or extraordinary situations or conditions on this property.

Without a variance, it would be impractical to build new exterior walls not directly over existing bearing walls. Additional steel beams, columns, and posts would be required down through the existing home all the way through the basement to bear the weight of the addition. The existing house is situated on the lot in such a way that eliminates that opportunity to match what many neighbors have been able to do, which is to construct a full second floor addition, especially on houses with small footprints compared to modern homes built today. Being able to add a full second floor would provide much needed space to create a more appropriately sized home for this family.

E.2.d The variance can be granted without substantial impairment to the intent and integrity of the general plan and applicable master plan.

By keeping within the existing footprint 21 feet from the front lot line, the proposed addition preserves the residential character of the neighborhood while allowing the Petitioner to invest in their home and enhance their quality of life. It is our strong belief that the variance can be granted without impairment to the intent and integrity of the general plan and any applicable master plan in this area.

E.2.e The granting of the variance will not be adverse to the use and enjoyment of abutting or confronting properties

The proposed addition of a new second floor on the existing structure will not extend beyond the existing footprint below, thus it will not negatively impact the adjacent properties. The addition will not negatively impact the character, health, safety, welfare, or security of the neighboring residents. Many of the neighboring houses have built similar additions to what the Petitioner is proposing.

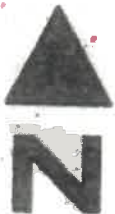
Conclusion

Petitioner submits that the subject application meets the evidentiary requirement of demonstrating the subject property's unique and unusual situation when compared to adjoining properties and the current neighborhood; and that this uniqueness causes the zoning requirements to disproportionately impact the reasonable use and enjoyment of this property, thus creating a practical difficulty.

Respectfully submitted,

A handwritten signature in black ink that reads "Eric C. Saul". The signature is written in a cursive, flowing style with a large initial "E" and a stylized "Saul".

Eric C. Saul, Architect
8114 Carroll Ave
Takoma Park, MD 20912
Phone: 301.270.0395
eric@saularchitects.com
Agent for Petitioner

[illegible]

✓CURATION=1±

EXHIBIT NO. 4



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

BUILDING PERMIT DENIAL

The Department of Permitting Services cannot issue a building permit for the property indicated below without a variance from the Montgomery County Board of Appeals.

NAME: SCOTT & COLLEEN LEE

ADDRESS: 205 SPRING AVE
TAKOMA PARK, MD 20912

LOT - BLOCK: P2 - 11

ZONE:R-60

THE VARIANCE REQUEST IS FOR

<input type="checkbox"/> Y	EXISTING STRUCTURE
<input type="checkbox"/> Y	NON-CONFORMING
<input type="checkbox"/> N	NEW SINGLE-FAMILY DWELLING

<input type="checkbox"/> N	PROPOSED STRUCTURE
<input type="checkbox"/> N	NON-COMPLYING

TYPE OF CONSTRUCTION:

<input type="checkbox"/> Y	ROOM ADDITION
<input type="checkbox"/> N	PORCH
<input type="checkbox"/> N	SHED
<input type="checkbox"/> N	ACCESSORY STRUCTURE
<input type="checkbox"/> N	OTHER

<input type="checkbox"/> N	SWIMMING POOL
<input type="checkbox"/> N	DECK
<input type="checkbox"/> N	FENCE/RETAINING WALL
<input type="checkbox"/> N	GARAGE/CARPORT

The proposed construction requires a 4.00 ft. variance as it is within 21.00 ft. of the front lot line.

The required setback is 25.00 ft. in accordance with Section 59-4.4.9.B.2.

The proposed construction new 2nd floor walls within the required front setback

Melissa Goutos

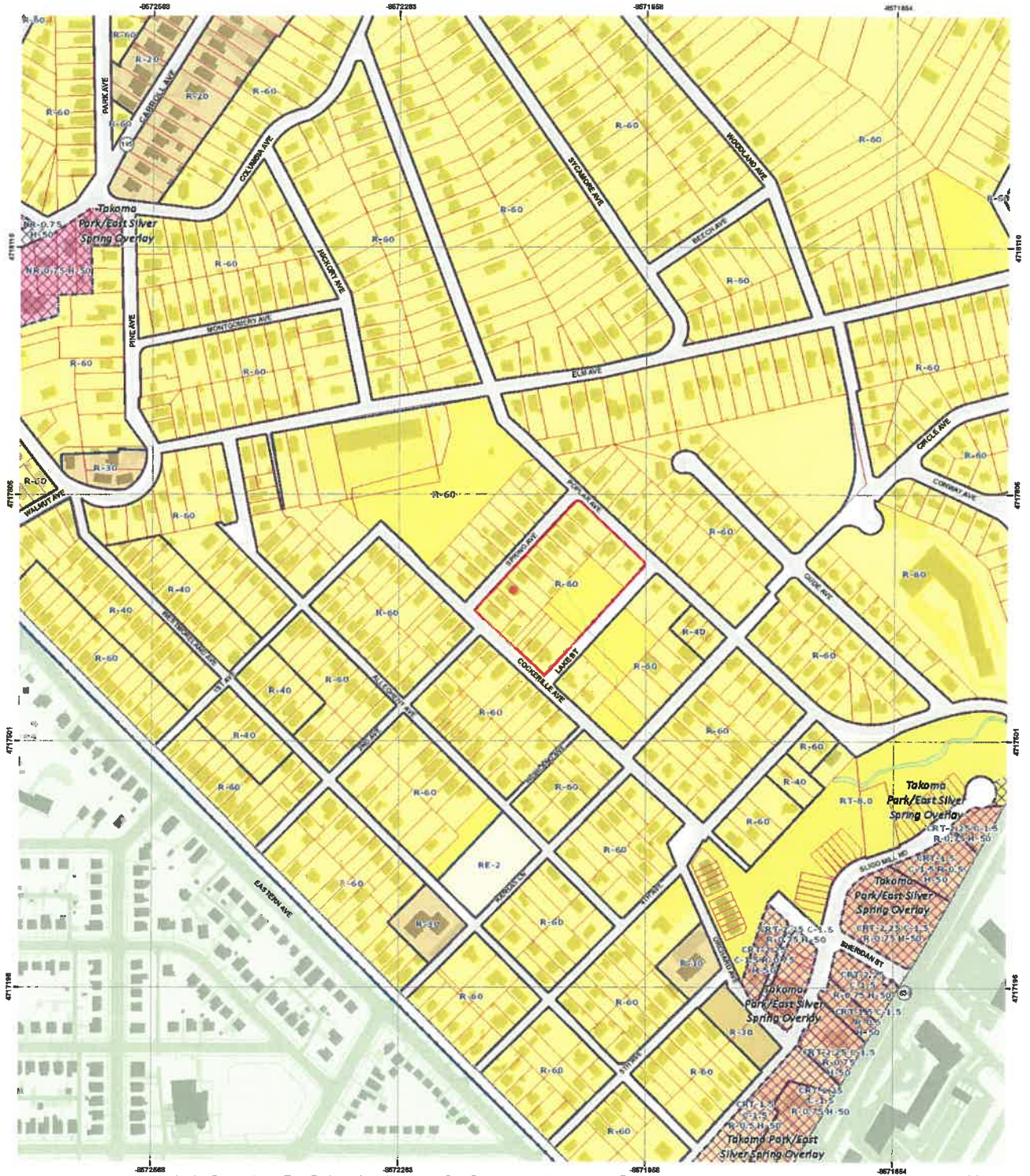
4/22/2022

Signature

Date

EXHIBIT NO. 6

NOTES CONCERNING ZONING IN RIGHT-OF-WAY
 1. Zone boundaries must not be depicted in public right-of-way but must run to the centerline of each right-of-way.
 2. Zone boundaries must not be depicted in public right-of-way but must run to the centerline of each right-of-way.
 3. Zone boundaries must not be depicted in public right-of-way but must run to the centerline of each right-of-way.
 4. Zone boundaries must not be depicted in public right-of-way but must run to the centerline of each right-of-way.
 5. Zone boundaries must not be depicted in public right-of-way but must run to the centerline of each right-of-way.



MONTGOMERY COUNTY ZONING MAP

The Maryland-National Capital Park and Planning Commission

Montgomery County Planning Department

0 250 500 750 1,000 1,250 Feet



Printed: 4/27/2022

1 inch = 250 feet

Account #	00172692
Address	205 SPRING AVE TAKOMA PARK, 20912
Landuse	Single Family Detached
Legal Description	PT LT 3 GIBBS & KOSACKS
Zone	R-60
Overlay Zone	N/A
TDR Overlay Zone	N/A
Parking District	N/A
CBD	N/A
Parcel, Lot, Block	N/A, P2, 11

Special Protection Area	N/A
Urban District	N/A
Enterprise Zone	N/A
Arts & Ent. District	N/A
Special Tax District	N/A
Bike/Ped Priority Area	N/A
Urban Renewal Area	N/A
Metro Station Policy Area	N/A
Priority Funding Area	Yes
Septic Tier	Tier 1: Sewer existing
Municipality	TAKOMA PARK
Master Plan	TAKOMA PARK
Historic Site/District	N/A

WSSC Grid	208NE01
Map Amendments	G-791 G-856
Water/Sewer Categories	W-1 / S-1

I certify that this document is a copy of the official Montgomery County Zoning Maps as downloaded on 4/27/2022 from MCATLAS.ORG/ZONING.

Signed

Uyane Uyane



EXHIBIT NO. 8

MUNICIPAL STAMPS

30 YR. ASPHALT SHINGLE ROOFING - MATCH EXIST.
30 YR. PVC FASCIA BRD - PTD
30 YR. HARKER SIDING - PTD
30 YR. ASK. HUNKER TRT ON TOPGROSS 2" X 4" HISTORIC SILL - PTD
30 YR. PREPARED ALUM. GUTTER - MATCH EXIST.
30 YR. ASK. RAKE BOARD
30 YR. UNPAID
30 YR. UNPAID AND PAINTED CHU PERS
30 YR. PVC TRT BAND WITH BOZ ORIF CAP
30 YR. 3" HIGH MOOD RAILING - SEE DETAILS
30 YR. MOOD DECK/RAMPING - SEE DETAIL

REVISIONS

LEE RESIDENCE
ADDITION AND RENOVATION
205 SPRING AVENUE | TAKOMA PARK MD 20912



PROFESSIONAL CERTIFICATION

PROJECT NUMBER: 21074	PRINTING LOG	DATE	PURPOSE
		03/22	SCHEMATIC DESIGN LOG

EXTERIOR
ELEVATIONS

A2

3	PROPOSED REAR ELEVATION
A2	1/4" = 1'-0"

4 PROPOSED NORTH SIDE ELEVATION
A2 1/4" = 1'-0"

1 PROPOSED FRONT ELEVATION
2 1/4" = 1'-0"

2 PROPOSED SOUTH SIDE ELEVATION
A2 1/4" = 1'-0"

~~EXHIBIT NO.~~

5(a)

5/6

MUNICIPAL STAMPS

[illegible]

SAUL ARCHITECTS
8TH CARROLL AVENUE | FAUCHON PARK MD 20912
P 301.270.0955
info@saularchitects.com
www.saularchitects.com

LEE RESIDENCE
ADDITION AND RENOVATION



PROFESSIONAL CERTIFICATION:
 ENG. SAUL HERBY CERTIFY
 THAT THESE DOCUMENTS WERE
 PREPARED OR APPROVED BY ME,
 AND THAT I AM A DULY LICENSED
 ARCHITECT UNDER THE LAWS OF
 THE STATE OF MARYLAND.
 LICENSE NO. 14248, EXPIRATION
 DATE 9/30/02

DATE	PURPOSE
DEC 29	CONJUGATE ENERGEN R&D










EXISTING/DEMO
FLOOR PLANS

A

GENERAL DEMO NOTES

- [illegible]

FLOOR PLAN LEGEND

	EXISTING MALL TO REMAIN
	NEW INT. 2x4 STUD MALL, UNJO.
	NEW 6"X. 2x4 STUD PURRLED MALL R-10 FIN. INSULATION
	NEW EXTERIOR 2x6 STUD MALL R-20 FIN. INSULATION
	NEW 8" CONC. HANGROY MALL
	NEW BRICK THASORY MALL OR PIER
	EXISTING MALL TO BE REMOVED
	EXISTING ITEM TO BE DEPOSED
	CEILING HEIGHT INDICATOR

1	EXISTING/DEMO BASEMENT PLAN
AI	1/4" = 1'-0"

2 EXISTING/DEMO FIRST FLOOR PLAN
AI 1/4" = 1'-0"

3 EXISTING/DEMO SECOND FLOOR PLAN
AI 1/4" = 1'-0"

EXHIBIT NO.

3 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

2 PROPOSED FIRST FLOOR PLAN

1
A.1 1/4" = 1'-0"



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR "HALF" ON NEW WALLS, AND TO FACE OF FINISH OF EXISTING WALLS.
2. ANGLED WALLS ARE #6' TO ADJACENT WALLS, U.N.O.
3. DOORS TO BE LOCATED 4' FROM WALL ON HINGE SIDE OR CENTER OF THE SPACE, U.N.O.

PROFESSIONAL CERTIFICATION:
I, ERIC SAUL HURLBY CERTIFY
THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NO. 14240 EXPIRATION
DATE JUNE 30, 2023



LEE RESIDENCE
ADDITION AND RENOVATION
205 SPRING AVENUE | TAKOMA PARK MD 20912

REVISIONS

SAUL ARCHITECTS
874 CARROLL AVENUE | TAKOMA PARK, MD 20912
P: 301.270.0395
E: info@saularchitects.com
www.saularchitects.com

FLOOR PLAN KEYNOTES:

- | | | |
|-----|---|--|
| 1 | NON TOLUIT | |
| 2 | NON DE VANITY SINK | |
| 3 | NON DE VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 4 | NON TILED NON TILED | |
| 5 | NON 3/4" VANITY | |
| 6 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 7 | NON 1/2" CLOSET OPENING | |
| 8 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 9 | NON 3/4" VANITY SINK | |
| 10 | NON 3/4" VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 11 | NON TILED NON TILED | |
| 12 | NON 3/4" VANITY | |
| 13 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 14 | NON 1/2" CLOSET OPENING | |
| 15 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 16 | NON 3/4" VANITY SINK | |
| 17 | NON 3/4" VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 18 | NON TILED NON TILED | |
| 19 | NON 3/4" VANITY | |
| 20 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 21 | NON 1/2" CLOSET OPENING | |
| 22 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 23 | NON 3/4" VANITY SINK | |
| 24 | NON 3/4" VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 25 | NON TILED NON TILED | |
| 26 | NON 3/4" VANITY | |
| 27 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 28 | NON 1/2" CLOSET OPENING | |
| 29 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 30 | NON 3/4" VANITY SINK | |
| 31 | NON 3/4" VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 32 | NON TILED NON TILED | |
| 33 | NON 3/4" VANITY | |
| 34 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 35 | NON 1/2" CLOSET OPENING | |
| 36 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 37 | NON 3/4" VANITY SINK | |
| 38 | NON 3/4" VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 39 | NON TILED NON TILED | |
| 40 | NON 3/4" VANITY | |
| 41 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 42 | NON 1/2" CLOSET OPENING | |
| 43 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 44 | NON 3/4" VANITY SINK | |
| 45 | NON 3/4" VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 46 | NON TILED NON TILED | |
| 47 | NON 3/4" VANITY | |
| 48 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 49 | NON 1/2" CLOSET OPENING | |
| 50 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 51 | NON 3/4" VANITY SINK | |
| 52 | NON 3/4" VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 53 | NON TILED NON TILED | |
| 54 | NON 3/4" VANITY | |
| 55 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 56 | NON 1/2" CLOSET OPENING | |
| 57 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 58 | NON 3/4" VANITY SINK | |
| 59 | NON 3/4" VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 60 | NON TILED NON TILED | |
| 61 | NON 3/4" VANITY | |
| 62 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 63 | NON 1/2" CLOSET OPENING | |
| 64 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 65 | NON 3/4" VANITY SINK | |
| 66 | NON 3/4" VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 67 | NON TILED NON TILED | |
| 68 | NON 3/4" VANITY | |
| 69 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 70 | NON 1/2" CLOSET OPENING | |
| 71 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 72 | NON 3/4" VANITY SINK | |
| 73 | NON 3/4" VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 74 | NON TILED NON TILED | |
| 75 | NON 3/4" VANITY | |
| 76 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 77 | NON 1/2" CLOSET OPENING | |
| 78 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 79 | NON 3/4" VANITY SINK | |
| 80 | NON 3/4" VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 81 | NON TILED NON TILED | |
| 82 | NON 3/4" VANITY | |
| 83 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 84 | NON 1/2" CLOSET OPENING | |
| 85 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 86 | NON 3/4" VANITY SINK | |
| 87 | NON 3/4" VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 88 | NON TILED NON TILED | |
| 89 | NON 3/4" VANITY | |
| 90 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 91 | NON 1/2" CLOSET OPENING | |
| 92 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 93 | NON 3/4" VANITY SINK | |
| 94 | NON 3/4" VANITY SINK WITH OVERHANG IN GLASS ENCLOSURE | |
| 95 | NON TILED NON TILED | |
| 96 | NON 3/4" VANITY | |
| 97 | NON 1/2" FLOORING - SELECTED BY OWNER | |
| 98 | NON 1/2" CLOSET OPENING | |
| 99 | NON HARDWOOD FLOORING TO MATCH DIRECTION OF EXISTING - AND ADDITIONAL HARD FLOOR AS NEEDED TO MATCH EXISTING HARD FLOOR | |
| 100 | NON 3/4" VANITY SINK | |

MUNICIPAL STAMPS

EXISTING ITEM TO BE REMOVED

CEILING HEIGHT INDICATOR

8'-0"

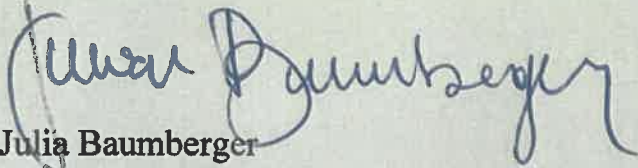
Montgomery County Board of Appeals
100 Maryland Ave Unit 217
Rockville, MD 20850
Subject: Variance Application A-6748 (205 Spring Avenue)

To Whom It May Concern,

I have seen the proposed projected for 205 Spring Avenue, Takoma Park, MD 20912 submitted by Scott and Colleen Lee and support the approval of the variance (A-6748).

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julia Baumberger", written over a circular stamp.

Julia Baumberger
203 Spring Avenue
Takoma Park, MD 20912
(202) 657-7389
Julia.baumberger@gmail.com

EXHIBIT NO. 7(c)

Montgomery County Board of Appeals
100 Maryland Ave Unit 217
Rockville, MD 20850
Subject: Variance Application A-6748 (205 Spring Avenue)

To Whom It May Concern,

I have seen the proposed projected for 205 Spring Avenue, Takoma Park, MD 20912 submitted by Scott and Colleen Lee and support the approval of the variance (A-6748).

Please let me know if you have any questions.

Sincerely,

Peter j Lane

Peter Lane
207 Spring Avenue
Takoma Park, MD 20912
(301) 377-2684
Peter.lane100@gmail.com

EXHIBIT NO. 7(b)

CASE NO. A-6748

PETITION OF SCOTT AND COLLEEN LEE

EXHIBIT LIST

1. Application
2. List of adjoining/confronting property owners
3. Statement of Justification
4. (a) Site Plan
(b) Building Envelope
(c) Topography
5. (a) Proposed North Side, Rear, South Side and Front Elevations-**(A2) (Large)**
(b) Existing/Demo Second Floor, First Floor and Basement Floor Plan-**(A1) (Large)**
(c) Proposed Second Floor, First Floor and Basement Floor Plan-**(A1.1) (Large)**
6. DPS building permit denial
7. (a)-(b) Letters of Support
8. Zoning Vicinity Map
9. (a) Envelope showing date notice mailed
(b) Notice of hearing scheduled for June 15, 2022
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

Real Property Data Search ()
Search Result for MONTGOMERY COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 13 Account Number - 03172632

Owner Information

Owner Name: LEE SCOTT PATRICK Use: RESIDENTIAL
LEE COLLEEN MASCHAL Principal Residence: YES
Mailing Address: 205 SPRING AVE Deed Reference: /63615/ 00221
TAKOMA PARK MD 20912-4805

Location & Structure Information

Premises Address: 205 SPRING AVE Legal Description: PT LT 3 GIBBS &
TAKOMA PARK 20912-4805 KOSACKS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: A-1022
JN51 0000 0000 13052502.16 0025 11 P2 2022 Plat Ref:

Town: TAKOMA PARK

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1933 1,248 SF 600 SF 6,750 SF 111

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
1 1/2 YES STANDARD UNITFRAME/5 3 full

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2021	07/01/2022
Land:	338,100	338,100		
Improvements	312,300	560,000		
Total:	650,400	898,100	650,400	732,967
Preferential Land:	0	0		

Transfer Information

Seller: NICINSKA JUSTYNA ETAL	Date: 07/29/2021	Price: \$913,000
Type: ARMS LENGTH IMPROVED	Deed1: /63615/ 00221	Deed2:
Seller: HILL NICHOLAS D	Date: 10/15/2015	Price: \$589,000
Type: ARMS LENGTH IMPROVED	Deed1: /51116/ 00070	Deed2:
Seller: CAIN, FRANK M &	Date: 03/04/2010	Price: \$563,000
Type: ARMS LENGTH IMPROVED	Deed1: /38932/ 00369	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date: